



Samford Court, Tattingstone  
Guide Price £600,000

## Samford Court, Tattingstone

Step into the pages of history with this magnificent Grade II Listed Edwardian water tower, thought to have been originally constructed in 1905 and masterfully converted to residential use in 2001.

Set within an exclusive gated development amidst the serene Suffolk countryside, this unique home offers a perfect fusion of historic charm and modern living, making it ideal for families seeking a one-of-a-kind residence or a stunning second home.

Nestled amongst seven acres of lush communal gardens and woodlands, the location is truly unparalleled. This striking property boasts breathtaking views over the grounds and Alton Water reservoir, ensuring a peaceful and picturesque retreat.

Spread across four floors, the accommodation has been meticulously designed to offer spacious and luxurious living.

From the beautifully landscaped cottage garden, a spacious entrance lobby gives access to the well-appointed ground floor that offers two reception rooms, kitchen and cloakroom/utility. Both the welcoming double aspect sitting room and the separate dining room have feature doors which open to the rear garden, creating a seamless connection between indoor and outdoor spaces.

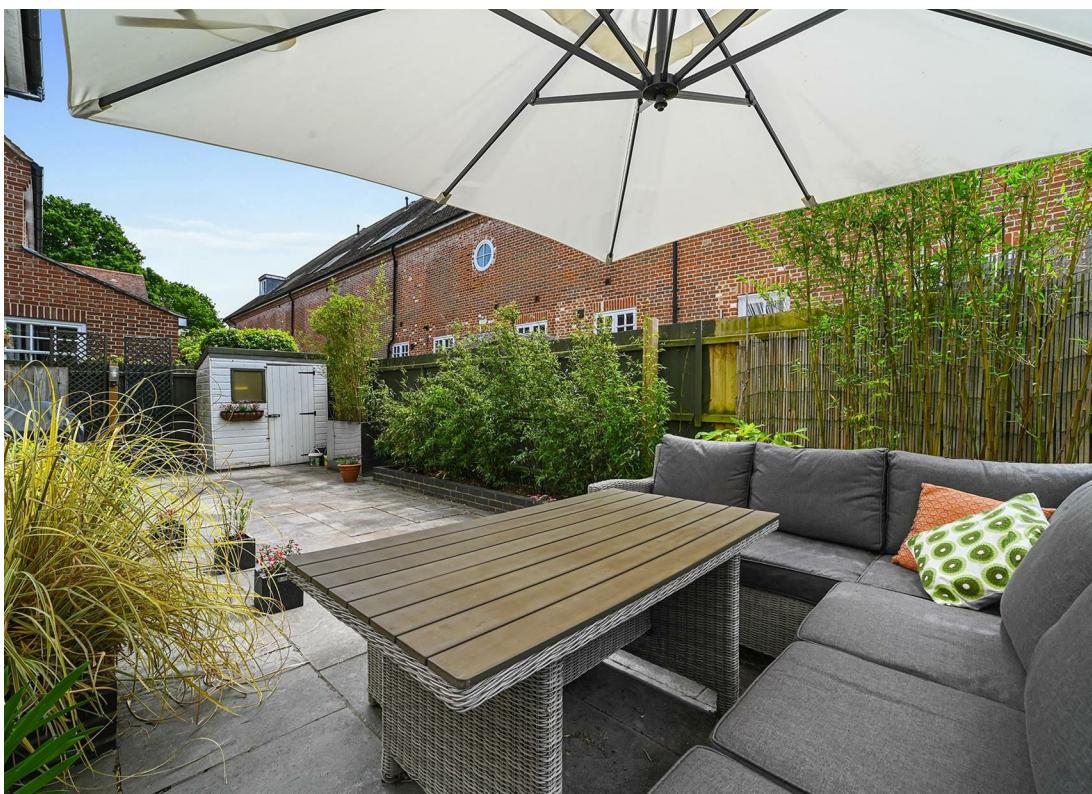
A particular feature of the property is the light and airy, vaulted kitchen with Orwells kitchen units, island, quartz worktops and butler sink.

On the first floor there are two double bedrooms, both with built-in wardrobes and one with an en-suite, as well as a three-piece family bathroom. The principal bedroom suite on the second floor includes the principle bedroom and the large en-suite bathroom with a double vanity sink, walk in shower and feature bath.

The crowning glory is the fourth-floor tower room, which offers panoramic views of the surrounding landscape, making for a stunning double bedroom or home office.

Don't miss the opportunity to own a piece of history and experience the grandeur of this remarkable residence, a true testament to architectural ingenuity and timeless elegance.





- STUNNING GRADE II LISTED CONVERTED WATER TOWER
- EXCLUSIVE GATED DEVELOPMENT
- 7 ACRES OF COMMUNAL GARDENS & WOODLANDS
- AMAZING VIEWS OVER GROUNDS & ALTON WATER
- STUNNING LOCATION
- BEAUTIFULLY PRESENTED
- FOUR DOUBLE BEDROOMS
- TWO PARKING SPACES PLUS ADDITIONAL VISITORS PARKING
- GUIDE PRICE £600,000 - £625,000

## LOCATION

Tattingstone is situated approximately six miles to the south of Ipswich. The village offers an excellent primary school with a local secondary catchment at Holbrook, a church, two public houses and is conveniently located for excellent sailing facilities at Woolverstone Marina and the adjacent Alton Water reservoir.

There is a mainline railway station five miles away in the town of Manningtree with direct services to London Liverpool Street, (journey time of approximately fifty-five minutes), or six and a half miles away in Ipswich, (journey time of approximately sixty-five minutes).

## Agents Notes

An annual service charge is payable which is anticipated to be between £650 - £700 PA for the maintenance of the communal areas.

Tenure - Freehold

Council tax - Band F

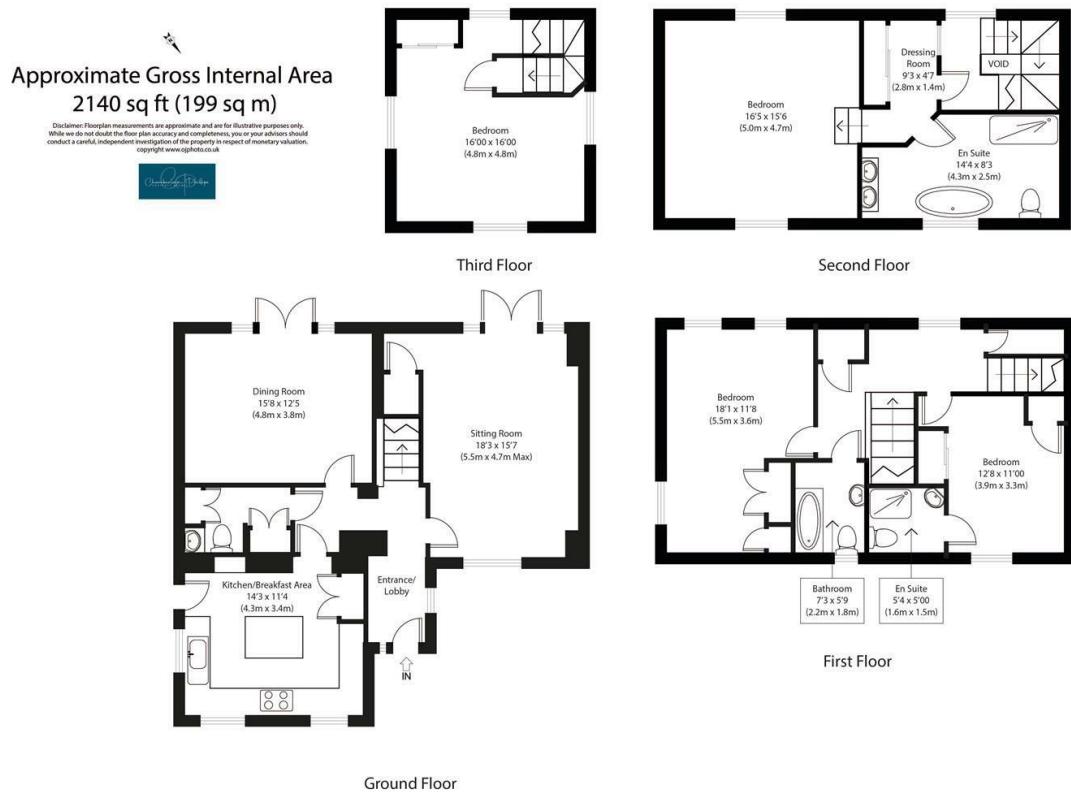
Services - Electric/Mains drainage/Water

Heating - Radiators via LPG Gas

Mobile - All networks are limited

Broadband - Ultrafast is available

## Floor Plan



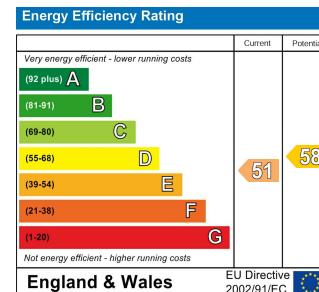
## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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